

<b>Applicant</b>	Publix Supermarket, Inc./ Publix #101	
<b>Request</b>	Plat Approval	
<b>Location</b>	3500 W. Davie Boulevard	
<b>Legal Description</b>	A portion of Tract "B", and portions of the North ½ of Section 18, Township 50 South, Range 42 East of "Pearl Estates", P.B.40, P.42	
<b>Property Size</b>	118,103.24 S.F. / 2.711 Acres	
<b>Zoning</b>	CB & RS-8 (proposed CB, see PZ Case 6-ZR-04)	
<b>Current Use of Property</b>	32,758 S.F. Grocery Store (to be demolished)	
<b>Proposed Use of Property</b>	Up to 33,500 S.F. of commercial space	
<b>Current Future Land Use Designation</b>	Commercial & Low-Medium on RS-8 portion of site	
<b>Comprehensive Plan Consistency</b>	Consistent	
<b>Other Required Approvals</b>	City Commission / By Resolution	
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations	
<b>Action Required</b>	<ul style="list-style-type: none"> <li>• Recommend Approval of the Plat</li> <li>• Recommend Denial of the Plat</li> </ul>	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Ella Parker, Planner I	
	<b>Authorized By</b>	Chris Barton, AICP, RLA, Principal Planner
	<b>Approved By</b>	Marc LaFerrier, AICP, Planning and Zoning Director

**Request:**

This is a request to plat 2.711 acres to allow up to 33,500 S.F. of commercial use.

**Property/Project Description:**

The proposed project is located on the southwest corner of W. Davie Boulevard and S.W. 35<sup>th</sup> Avenue. Presently, there is an existing one-story Publix grocery store and a vacant Eckerd pharmacy on the site, with a total building area of 32,758 square feet. The applicant proposes to demolish the entire existing building and construct a new 32,502 one-story Publix grocery store. The proposed plat is scheduled on this agenda to be reviewed simultaneously with the corresponding site plan (6-ZR-04), that includes a request to rezone a small (6,810 S.F. / 0.16 acres) portion of the site from RS-8 to CB with allocation of 0.16 acres of commercial flex.

**Comprehensive Plan Consistency:**

Consistent with the Future Land Use Element, Objective 5, which requires that the City is consistent with Broward County's platting regulations.

**Staff Determination:**

This plat was reviewed by the Development Review Committee on April 13, 2004. All comments have been addressed and signoffs from the City Surveyor, the Engineering Design Manager, and the Planning Department have been obtained.

The plat conforms to the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.

**Planning and Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the application meets the intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for approval to the City Commission.
2. If the Planning and Zoning Board determines that the application does not meet intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for denial to the City Commission.